



For Sale

Guide Price - £400,000

The Old Sail Loft Restaurant, The Quay, East Loe, Cornwall, PL13 1AP



**PANTERA
PROPERTY**

Commercial/Residential Investment Opportunity. Unique opportunity to acquire a harbourside restaurant with separate three-bedroom flat in the heart of East Loe, Cornwall.

- Bar and restaurant across ground and first floors
- Three-bedroom residential flat above
- Approx. 336 sq.m. (3,617 sq.ft.) total accommodation
- Mixed-use investment opportunity
- Prominent end-terrace position on the Quay
- Character property with harbour views
- Vacant possession
- Freehold interest

The Old Sail Loft Restaurant

A two-storey end-terrace property offering mixed-use accommodation comprising a ground-floor bar and restaurant, first-floor dining/kitchen space, and a separate three-bedroom flat

- Ground Floor
- Four storage rooms
- Hallway
- Kitchen one – stainless steel sink, coffee machine, fridge
- Bar area – wine cooler, draught machine
- Dining area – access to front elevation
- Men's and women's WC facilities

First Floor (Restaurant)

- Large dining area with fire exit
- Kitchen two – stainless steel sink, fridge/freezer, gas hob, oven, microwave

First Floor (Flat) Accessed via internal hallway

- Entrance hallway – wood laminate flooring, painted walls
- Kitchen – laminate flooring, electric hob, oven, sink, bi-folding doors to balcony
- Three bedrooms – each with wood laminate flooring, skylights, and painted walls
- Bathroom – tiled flooring and walls, WC, shower, basin, skylight



Location

Situated along The Quay in East Loe, Cornwall (PL13 1AP), The Old Sail Loft enjoys a sought-after waterfront location popular with locals and tourists. The property is ideally placed for passing trade, being close to shops, cafes, and public amenities, with excellent visibility and footfall from the harbour.

Viewing

Please contact George at Pantera Property to arrange on 0330 118 6610.

Additional Information

Local Authority	Tenure	Size
Cornwall Council	Freehold	3,617 sq.ft

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